



**Board of Commissioners of Cook County  
Report of the Zoning and Building Committee**

***Wednesday, February 19, 2014***

***10:00 AM***

***Cook County Building, Board Room, 569  
118 North Clark Street, Chicago, Illinois***

**SECTION 1**

**ATTENDANCE**

**Present:** Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

**Absent:** Vice Chairman Murphy, Fritchey and Suffredin (3)

**PUBLIC TESTIMONY**

The Secretary announced that there were no public speakers.

**VARIATIONS**

**14-1245**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Grant extension of time for one year

**Township:** Worth

**County District:** 6

**Zoning Number:** V 10-59

**Docket Number:** 8690

**Property Address:** 5811 W. 127th St, Palos Heights, Illinois

**Property Description:** The Subject Property consists of approximately 0.91 acre, located on the Southwest corner of 127th Street and Hill Drive in Worth Township

**Owner:** John Doyle

**Applicant:** John Doyle

**Current Zoning:** R-4 Single Family District.

**Intended use:** The Variation, previously approved, sought to (1) divide a parcel into two parcels: reduce parcel one from minimum required 20,000 square feet to 19,511 square feet, (2) reduce corner side yard setback from minimum required 25 feet to 4.9 feet (existing), (3) on parcel two reduce rear yard setback from minimum required 50 feet to 20 feet for proposed single family residence.

**Recommendation:** that the application be granted a one year extension of time (third time request).

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: 1/18/2012, 2/27/2013

**A motion was made by Commissioner Sims, seconded by Commissioner Tobolski, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Vice Chairman Murphy, Butler, Collins, Daley, Gainer, García, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

**Absent:** Fritchey, Gorman and Suffredin (3)

**14-1247**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation

**Township:** Stickney

**County District:** 11

**Zoning Number:** V 13-68

**Docket Number:** N/A

**Property Address:** The commonly known is 5052 S. Lotus Avenue, Chicago, Illinois.

**Property Description:** The Subject Property consists of approximately 0.14 acres, located on the West side of Lotus Avenue approximately 47 feet North of 51st Street in Stickney Township

**Owner:** Gerardo Hernandez

**Applicant:** Manuel Galvez

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** (1) reduce the right interior side yard setback from the minimum required 10 feet to an existing 4.9 feet, (2) reduce the left interior side yard setback from the minimum required 10 feet to an existing 5.1 feet. Variance is sought in order to bring Subject Property into compliance.

**Recommendation:** ZBA Recommendation that the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: N/A

**A motion was made by Commissioner Daley, seconded by Commissioner Gorman, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

**Absent:** Vice Chairman Murphy, Fritchey and Suffredin (3)

**14-1249**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation

**Township:** Orland

**County District:** 17

**Zoning Number:** V 14-01

**Docket Number:** N/A

**Property Address:** The commonly known is 15729 113th Avenue, Orland Park, Illinois

**Property Description:** The Subject Property consists of approximately 0.30 acres, located on the East side of South 113th Avenue approximately 198.49 feet North of West 158th Street in Section 18, of Orland Township

**Owner:** Mohammad Abdelqader

**Applicant:** Nick Garneata

**Current Zoning:** R-4 Single Family Residence District

**Intended use:** (1) reduce the right interior side yard setback from the minimum required 15 feet to 8.3 feet and (2) reduce the front yard setback from the required 26 feet (20% of the lot depth) to an existing 25 feet. Variance is sought in order to construct a residential addition.

**Recommendation:** That the application granted

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: N/A

**A motion was made by Commissioner Gorman, seconded by Commissioner Daley, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

**Absent:** Vice Chairman Murphy, Fritchey and Suffredin (3)

**14-1250**

**Presented by:** ANDREW PRZYBYLO, Secretary, Zoning Board of Appeals

**RECOMMENDATION OF THE ZONING BOARD OF APPEALS**

**Request:** Variation

**Township:** Leyden

**County District:** 16

**Zoning Number:** V 14-02

**Docket Number:** N/A

**Property Address:** The commonly known is 2129 North Scott Street, Melrose Park, Illinois.

**Property Description:** The Subject Property consists of approximately 0.35 acres, located on the East side of Scott Street approximately 254.48 feet South of Palmer Avenue in Leyden Township.

**Owner:** Dundee Motors Inc.

**Applicant:** Dundee Motors Inc. /James Anderson

**Current Zoning:** R-5 Single Family Residence District

**Intended use:** Applicant seeks to reduce the left side yard setback from the minimum required 10 feet to an existing 3.8 feet. Variance is sought in order to bring an existing detached garage into compliance.

**Recommendation:** That the application be granted.

**Conditions:** None

**Objectors:** None

**History:**

Zoning Board Hearing: 1/15/2014

Zoning Board Recommendation date: 1/15/2014

County Board extension granted: N/A

**A motion was made by Commissioner Tobolski, seconded by Commissioner Moore, that this Zoning Board of Appeals Recommendation be recommended for approval. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

**Absent:** Vice Chairman Murphy, Fritchey and Suffredin (3)

**ADJOURNMENT**

**A motion was made by Commissioner Reyes, seconded by Commissioner Steele, that this board meeting was to adjourn the meeting.. The motion carried by the following vote:**

**Aye:** Chairman Silvestri, Butler, Collins, Daley, Gainer, García, Gorman, Goslin, Reyes, Schneider, Sims, Steele, Tobolski and Moore (14)

**Absent:** Vice Chairman Murphy, Fritchey and Suffredin (3)

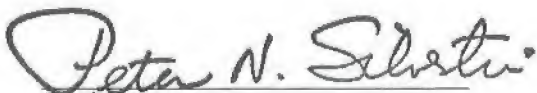
**SECTION 2**

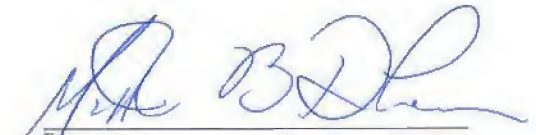
**YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION  
WITH REGARD TO THE MATTERS NAMED HEREIN:**

File Id Number 14-1245  
File Id Number 14-1247  
File Id Number 14-1249  
File Id Number 14-1250

Recommended for Approval  
Recommended for Approval  
Recommended for Approval  
Recommended for Approval

Respectfully submitted,

  
Chairman

  
Secretary

\*A video recording of this meeting is available on the Office of the Secretary to the Board's web site on the Video Page at  
<http://blog.cookcountyil.gov/secretarytotheboard/county-board-proceedings/county-board-video-and-audio/fully-submitted>,  
submitted,